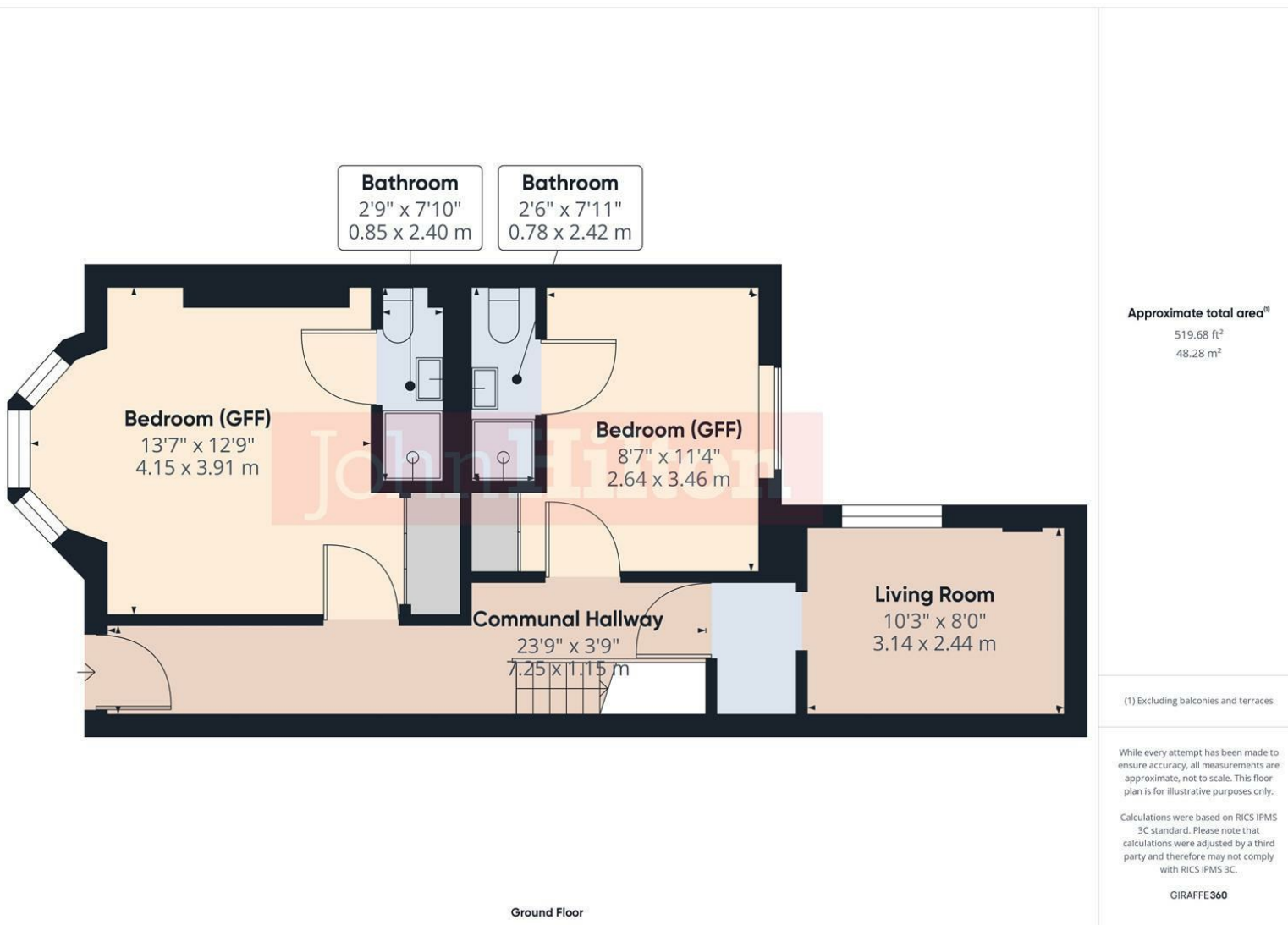


JohnHilton

JohnHilton

Est 1972



Total Area Approx sq ft

GFF, 21 Broad Street, Brighton, BN2 1TJ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

PCM £550 PCM

view all our properties at:
www.johnhiltons.co.uk

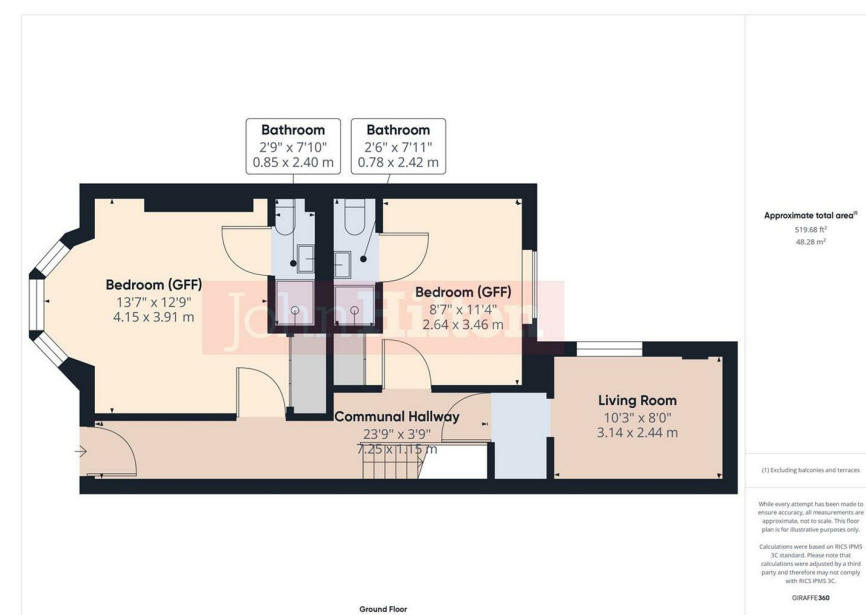
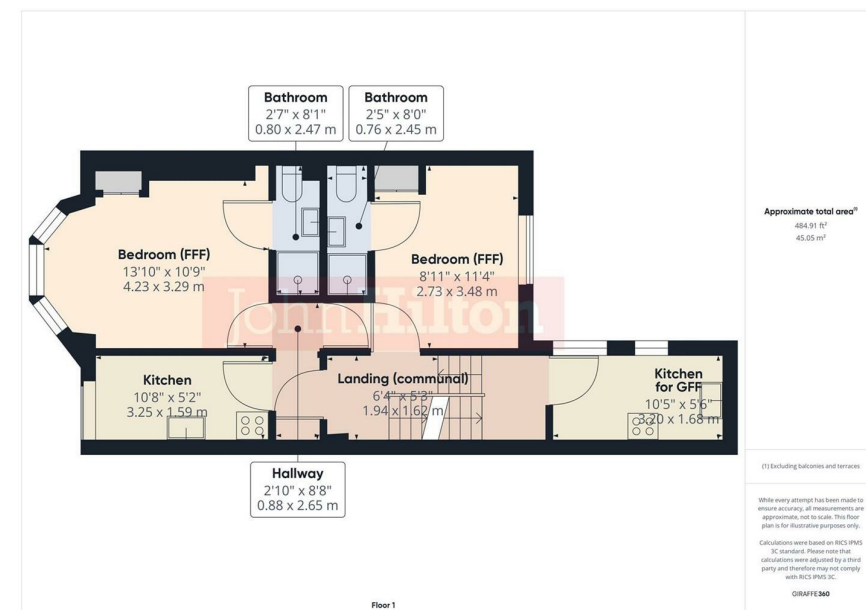
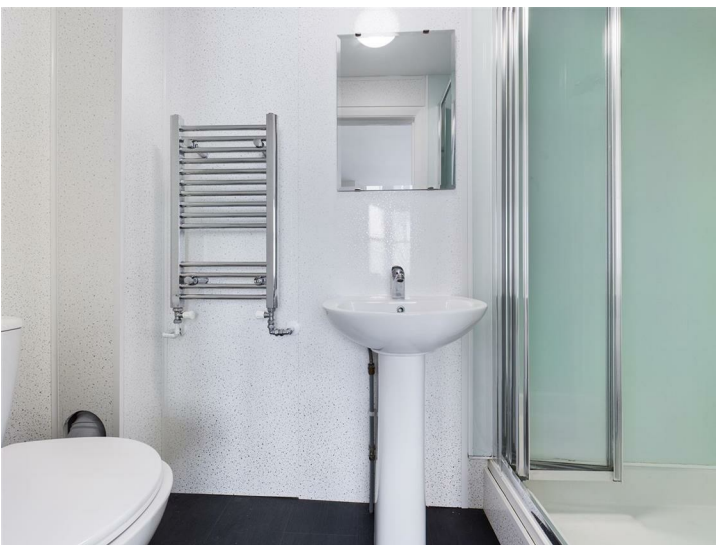




GFF, 21 Broad Street, Brighton, BN2 1TJ

- 1 en-suites room available in a 2 double bedroom, first floor STUDENT PROPERTY (full-time students only)
- £550.00.00 per month
- Both bedrooms have en-suites and a separate kitchen and living room
- Available NOW
- Modern neutral décor
- Furnished
- Individual tenancies
- Popular location just off St James's Street in Kemp Town
- Just off the seafront!
- Council tax band A
- A bills package is mandatory and covers gas, water, and electricity, unlimited usage £75.92 per person per month

- A holding deposit of £126.92 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete, the Holding Deposit will go toward the first month's rent
- The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts
- Please note that rent is shown per person per week based on 52 weeks of the year. The rental amount as advertised is due monthly



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**

- Furnished student property
- Has recently been newly carpeted throughout
- £172.50 per person per week
- Available 01/09/2023 - 20/08/2024
- Kitchen is on a separate floor
- Let on individual tenancies, jointly responsible for joint facilities
- Excellent location just off St James's Street in Kemp Town
- Just off the seafront!